



# PROCTORS

ESTATE AGENTS

238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX  
Tel. 01254 705521  
Email. [darwen@proctorsestateagents.co.uk](mailto:darwen@proctorsestateagents.co.uk)  
Web. [proctorsestateagents.co.uk](http://proctorsestateagents.co.uk)



**7 Meadowfields, Oakdale, Blackburn**

**£280,000**

## LOCATION

From Darwen town centre leave on Duckworth Street, continue into Blackburn Road, proceed to Earcroft, just past the 'Golden Cup' public house turn left at the lights into Jack Walker Way, take the third exit on to Arbour Drive, turn right onto Meadowfields and the property is on the left hand side.

## TENURE

We are advised by the vendor that the property is Leasehold (approximately £65 p.a). Any prospective purchaser should seek clarification from their solicitor.



## 7 Meadowfields, Oakdale, Blackburn

A modern detached house situated on the ever-popular Oakdale development where all local amenities are available including the M65 j.4 motorway. The living accommodation briefly comprises entrance hall, elegant lounge with media wall, bright home office, impressive, fitted breakfast kitchen open through to a sun room, separate utility room/WC with fitted units, on the first floor there is a stylish family bathroom with shower, and three bedrooms (one with an en-suite shower room and two with fitted furniture). This is complimented by UPVC double glazed windows (FENSA certified) and gas central heating (boiler 4 years old). Outside there is a double driveway to the front along with a small garden area and to the rear there is an enclosed and easy to maintain garden with patio, covered seating area, astroturf and a large 'man cave' could suit a number of uses. The area is convenient for both Blackburn and Darwen along with all amenities on A666 Blackburn Road. Viewing is strongly recommended!

### VALUERS COMMENTS

As soon as you step over the threshold, this property keeps on giving. There is a bright home office that was originally the garage, the ground floor has a nice and very practical flow from the lounge to the beautifully appointed breakfast kitchen to cosy sunroom and very practical utility room with WC. The main bedroom instills an immediate calm with the neutral colour palette and the practicality of a en suite shower room. The additional bedrooms are spacious and share a stylish family bathroom. Outside offers very low maintenance gardens along with a large 'Man cave' that could serve several uses and a covered entertaining area (no need for additional winter storage for furniture). Buyers could move into this beautiful family home and immediately enjoy the high end finishes this contemporary house has to offer.

### ACCOMMODATION

#### ENTRANCE HALL

composite front door with double-glazed unit, feature wall paneling, carpeted staircase to first floor, glazed interior door through to;

#### HOME OFFICE

10' 5" x 7' 9" (3.18m x 2.36m) Was converted from a garage with building regs. PVC double-glazed window, radiator, electric consumer unit, spotlighting

#### LOUNGE

14' 8" x 9' 8" (4.47m x 2.95m) PVC double-glazed window, radiator, feature media wall with remote controlled electric fire, insets with spotlighting, glazed sliding door through to;



Tenure  
Ground Rent  
Council Tax Band  
Local Authority  
EPC Rating

Freehold  
  
Band C  
Blackburn with Darwen Borough Council  
TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

## 7 Meadowfields, Oakdale, Blackburn

### FITTED BREAKFAST KITCHEN OPEN TO SUN ROOM

#### FITTED BREAKFAST KITCHEN

27' 5" x 7' 7" (8.36m x 2.31m) Fitted white wall and floor units including marble effect worktops and splash-backs, LED lighting to kick boards, breakfast bar, white single drainer one and a half bowl sink unit with mixer pull out spray tap, integrated dishwasher, gas point for cooking range, stainless steel extractor hood and splash-back, power and water for American style fridge-freezer (the cooking range and fridge freezer will be included at the asking price), vertical radiator, concealed gas fired central heating boiler unit (approx 4 years old), PVC double-glazed window, open plan through to;

#### SUN ROOM

14' 1" x 8' 2" (4.29m x 2.49m) Spotlighting to ceiling, feature stone clad walls, PVC double-glazed windows, PVC double-glazed double doors to rear garden

#### SEPARATE UTILITY/WC ACCESSED FROM KITCHEN

8' x 4' 7" (2.44m x 1.4m) PVC double-glazed window, radiator, fitted units, work tops, plumbed for automatic washing machine, space and power point for tumble dryer, low level WC, part tiled walls, radiator, extractor

#### FIRST FLOOR

Landing, built in storage cupboard with shelving, loft access via drop-down ladder (part boarded)

#### BEDROOM 1

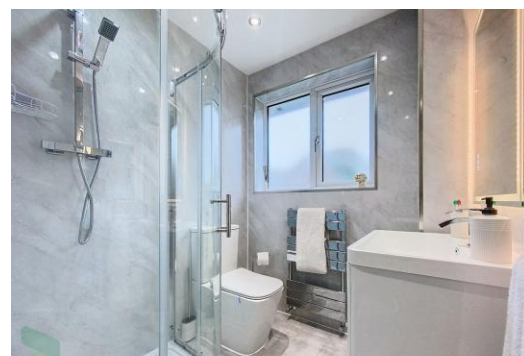
15' 2" x 9' 9" (4.62m x 2.97m) PVC double-glazed window, radiator, fitted dressing table, floor to ceiling fitted wardrobes

#### EN SUITE SHOWER ROOM

Corner shower enclosure, vanity wash hand basin with drawers below, low level WC, heated towel rail, marble effect wall paneling, spot lighting and extractor fan, PVC double-glazed window

#### IMPRESSIVE FAMILY BATHROOM

Panelled bath with shower, shower attachment, mixer tap and shower screen over, wall hung wash hand basin with drawer below, mirror with LED 'mood lighting', low level WC, heated towel rail, PVC double-glazed window



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BEDROOM 2

12' 2" x 9' 5" (3.71m x 2.87m) Measurements up to fitted wardrobes, built in cupboard with clothes hanging rail, PVC double-glazed window, radiator

BEDROOM 3

10' 10" x 8' 6" (3.3m x 2.59m) Measurements to maximum. PVC double-glazed window, radiator

OUTSIDE

To the front there is a double driveway and small garden area. To the rear there is an enclosed rear garden with Indian stone paved pathways and patio, AstroTurf, composite decked patio, large, covered seating area with composite decking and in addition there is:

'MAN CAVE' /BAR/HOME OFFICE/CRAFT STUDIO

18' 4" x 9' 5" (5.59m x 2.87m) PVC double-glazed bi-fold doors, power, light, feature wood clad walls, bar/countertop, LED mood lighting, PVC double-glazed side door (to covered seating area)

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

